



**TRANSMITTAL
(VIA HAND DELIVERY)**

Date:	April 12, 2019		
To:	Peter Walden Martin County Growth Management Dept.		
From:	Morris A. Crady, AICP		
Subject:	Showcase PUD Zoning & Master Site Plan Application (C140-006)	Project No.	18-695

In response to the attached completeness letter dated March 5, 2019, please find enclosed the application fee check in the amount of \$13,800, the original application package, an additional set of the 24x36 plans, and a CD with PDF copies of the application.

The only item needing additional attention was to request a pre-application meeting which occurred on March 28, 2019.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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March 5, 2019

Mr. Morris Crady
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34996

Application No: DEV2019030003
Project Number: C140-006

RE: Completeness Review
SHOWCASE PUD (FKA COVE SALERNO PARTNERS) PUD ZONING &
MAJOR MASTER SITE PLAN

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Peter Walden will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention.

Item #1: Planned Unit Development Procedures.

Comments: Per Section 10.13 of the Land Development Regulation Code (referenced below), a pre-application meeting is required. Please submit a pre-application meeting request for a PUD.

10.13.A.

General purpose. The purpose of the PUD district rezoning change and associated PUD zoning agreement is to allow for flexibility in the land development regulations in a manner which mutually benefits the county and the developer, and encourages innovative approaches to community planning. Specific PUD district regulations are negotiated

voluntarily by both the developer and the county, and neither is guaranteed maximum benefits by right.

10.13.B. Review procedures for a PUD zoning agreement and master site plan application.

1. Preapplication meeting. The negotiated character of the PUD development order must be considered. The developer of a potential PUD may initiate the application process by participating in a preapplication meeting at which time such contractual considerations may be discussed.

After a pre-application meeting has taken place, you will be able to submit your application for review. At the time of first submittal, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$13,800.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **C140-006** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,



Nicki van Vonno, AICP
Growth Management Director

NvV:PW:kk

cc: Mr. Jim McNamara, Cove/Salerno Partners LLC, 3393 SW 42nd Avenue, Suite 1,
Palm City, FL 34990



February 26, 2019

HAND DELIVERY

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: Showcase PUD – Application for PUD Agreement and Master Site Plan Approval with
Deferral of Public Facilities Reservation
(Our ref. #18-695)**

Dear Nicki:

On behalf of the property owner, Cove/Salerno Partners, LLC, we are pleased to submit this application for a PUD Agreement and master site plan approval. An application for a future land use map amendment from Estate Density to Low Density Residential and concurrent rezoning from RE-½A to PUD(r) has been submitted under separate cover.

As more particularly described in the enclosed project narrative, the property is located east of Kanner Highway between Cove Road and Salerno Road. The proposed master site plan has been designed in accordance with the Low Density (5 upa) future land use designation and features a mix of residential units including 54 townhome units and 162 duplex units.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24x36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project Narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of Interest Affidavit;
- The recorded deed reflecting Cove/Salerno Partners, LLC as the owner;
- No property transfer statement;
- The legal description;
- The location map with the subject property outlined;
- Signed & sealed Engineer's Opinion of Probable Excavation, Fill & Hauling;
- Signed & sealed Master Stormwater Report;
- Signed & sealed Master Drainage & Utility plans;
- Signed & sealed Traffic Impact Analysis;
- School Impact Worksheet;
- Environmental assessment (See PAMP);
- Preliminary Preserve Area Management Plan (PAMP);
- Utility service letters;
- The proposed water sources;

- Utility related calculations;
- The proposed phasing plan;
- The aerial with the subject property outlined;
- The proposed PUD Agreement;
- PUD Statement of Benefits;
- Signed & sealed survey, and electronic copy of same;
- The proposed master site plan, and electronic copy of same; and
- Parcel assessment map, future land use map (current & proposed), zoning map (current & proposed) with the subject property outlined;

Exceptions to Standard Application Checklist:

Evacuation plan - Not applicable since the property is not located in a hurricane surge area.

Fire Wildfire Scoresheet – The site has been previously cleared and contains no adjacent lands that would be deemed a wildfire threat.

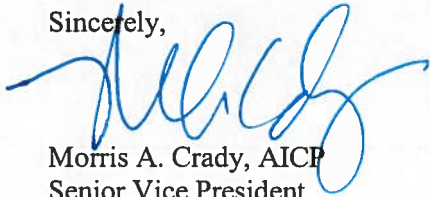
Groundwater model – Potable water to be provided by Martin County Utilities.

List of surrounding property owners – To be provided prior to the public hearing.

Upon your determination of completeness, we will submit the required application fee of \$13,800.00 and the additional sets of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Encl.

Copy to: Cove/Salerno Partners, LLC
Tyson Waters
Melissa Corbett



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: PUD Zoning and Master Site Plan
2. Proposed Development's Name:
SHOWCASE PUD
3. Former Development's Name:
N/A
4. Previous Project Number: _____
5. Pre-Application Meeting Date: N/A
6. Property Owner:
Name or Company Name COVE/SALERNO PARTNERS, LLC
Company Representative JIM MCNAMARA, Manager
Address 3393 SW 42ND AVE., SUITE 1
City PALM CITY State FL Zip 34990
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email SEACSTDEV@AOL.COM
7. Agent: Select from the List
Name or Company Name LUCIDO & ASSOCIATES
Company Representative MORRIS A. CRADY
Address 701 SE OCEAN BOULEVARD
City STUART State FL Zip 34994
Phone 772 - 220 - 2100 Fax _____ - _____ - _____
Email MCRADY@LUCIDODESIGN.COM
8. Contract Purchaser: Select from the List
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____
9. Land Planner: Same as the Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Same as Agent

10. Landscape Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

11. Surveyor:

Name or Company Name STEPHEN J. BROWN, INC.
Company Representative STEVE BROWN
Address 619 EAST 5TH STREET
City STUART State FL Zip 34994
Phone 772 - 288 - 7176 Fax _____ - _____ - _____
Email SJBINC@BELLSOUTH.NET

Select from the list

12. Civil Engineer:

Name or Company Name THE MILCOR GROUP
Company Representative MELISSA CORBETT
Address 10975 SE FEDERAL HIGHWAY
City HOBE SOUND State FL Zip 33455
Phone 772 - 223 - 8850 Fax _____ - _____ - _____
Email MELISSAC@THEMILCORGROUP.COM

Select from the list

13. Traffic Engineer:

Name or Company Name O'ROURKE ENGINEERING & PLANNING
Company Representative SUSAN O'ROURKE
Address 969 SE FEDERAL HIGHWAY, SUITE 402
City STUART State FL Zip 34994
Phone 772 - 781 - 7918 Fax _____ - _____ - _____
Email SEOROURKE@COMCAST.NET

Select from the list

14. Architect:

Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Select from the list

15. Attorney:

Name or Company Name FOX, MCCLUSKEY, ET AL
Company Representative TYSON J. WATERS
Address 3473 SE WILLOUGHBY BOULEVARD
City STUART State FL Zip 34994
Phone 772 - 287 - 4444 Fax _____ - _____ - _____
Email TWATERS@FOXMCCLUSKEY.COM

16. **Environmental Planner:** Same as Agent
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

17. **Other Professional:** _____
Name or Company Name _____
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

18. **Parcel Control Number(s):**
55-38-41-000-043-00020-4 _____

19. Certifications by Professionals:


Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.

☒ This box must be checked if the applicant waives the limitations.

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.



Applicant's signature
MORRIS A. CRADY

Printed name

2-26-19

Date

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of FEBRUARY, 2019, by MORRIS A. CRADY.

He or she

☒ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
Notary public signature

Printed name

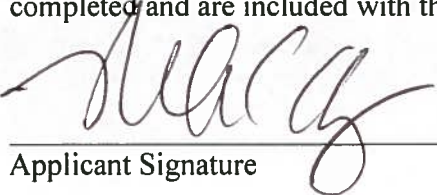


State of _____ at-large



Martin County Development Review
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Showcase PUD is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

2-26-19
Date



PROJECT NARRATIVE
Showcase PUD
Master Site Plan
April 10, 2019

The +/- 47.12-acre subject property, which is also the subject of a pending Comprehensive Plan Amendment to change the future land use from Estate Density to Low Density Residential, is located east of Kanner Highway between Cove Road to the South and Salerno Road to the north. The property was used and operated as a tropical fish farm for several decades, which produced ornamental tropical fish for aquariums in 50 or more manmade ponds. The fish farm operation, which effectively ended in the late 1990s, included 2 single family homes and a storage shed on approximately 3 acres near Salerno Road (along the west side of the property). These uses have been maintained by the current owner as rental properties.

In 2010, the majority of the ponds were filled and the site was reclaimed as “improved pasture” by way of a SFWMD environmental resource permit and a Martin County excavation and fill permit. Based on the findings in these permits and based on review of its current physical condition, the property contains no natural upland or wetland habitat or protected trees.

The proposed master site plan has been designed in accordance with the Low Density (5 upa) future land use designation and features a mix of residential units including 54 fee-simple, 2-story townhome units and 162 duplex units, which attempt to meet the growing need for essential housing in this area of the County.

The site has been designed with interconnected roads, private recreation areas, and expanded buffers and lakes around the site perimeter that provide an effective buffer and land use transition from the intense commercial uses along Kanner Highway and the estate homesites to the east and south of Cove Road. The lake littoral zones and lake upland buffers have been massed along the site perimeter and will be planted with native plant materials to maximize wildlife utilization.

The project is located immediately adjacent to commercial uses on Kanner Highway, within the core of the County’s Primary Urban Service District. Potable water and wastewater treatment service lines are in place on Salerno Road and Cove Road and adequate capacity is available from Martin County Utilities.

Cove/Salerno Partners, LLC
3393 SW 42nd Avenue, Suite 1
Palm City, Florida 34990

February 5, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-043-00020-4
Showcase PUD

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Cove/Salerno Partners, LLC** during the governmental review process of the comprehensive plan amendment application.

Sincerely,

COVE/SALERNO PARTNERS, LLC,
a Florida limited liability company

By: James R. McNamara
James R. McNamara, Manager

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me this 11TH day of February, 2019,
by James R. McNamara, Manager of COVE/SALERNO PARTNERS, LLC, a
Florida limited liability company. He ☒ is personally known to me or [] has produced
_____ as identification.

Brandyn McNamara
NOTARY PUBLIC
My Commission Expires:

(Notarial Seal)

